



The Drovers, Dean End, Woodcutts, Salisbury, Dorset

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The Droves, Dean End, Woodcutts, Salisbury, Dorset, SP5 5RW

A charming detached rural residence, nestled in a quiet, Cranborne Chase setting

Sixpenny Handley 1.6 miles, Shaftesbury 10 miles, Blandford 10.4 miles, Salisbury with mainline station 16 miles (London Waterloo 90 mins), Ringwood 16 miles, Bournemouth Airport 20.6 miles, Southampton Airport 37 miles.

Reception hall | Sitting room | Study/snug
Kitchen/breakfast room | Utility | Larder
Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms | Family bathroom | Large outbuilding with 2 store rooms | Garden | Covered & off-road parking
EPC rating E

The property

The Droves is an appealing, period home which offers a wealth of character and a living environment tallying 2071 sq. ft of relaxed comfort and versatility. Ceramic-tiled flooring across reception areas provides practicality and a sense of cohesion, with a spacious hallway featuring an antique stove for a warm welcome. On the ground floor, the sitting room provides a calm setting for downtime, with an adjoining study/snug. The kitchen/breakfast room is the heart of the home with plenty of space for informal dining and French doors to the outside terrace. Fitted with modern cabinetry and wooden work tops, the kitchen features an island unit with breakfast bar and a large tiled recess housing a striking green, oil fired Aga stove. Ancillary areas are provided by a larder and an adjoining utility room which provides offers additional storage.

On the first floor, a length of landing gives access to five bedrooms, and a family bathroom.

The principal room benefits from a double aspect outlook and an en suite shower room.

Outside

A timber five-bar gate opens onto an expanse of gravelled parking space with a covered shelter. Well stocked flower beds, along with climbing plants adorn the front elevation and create an attractive display at the front of the home. Trellising offers partition to a side garden, with a timber archway leading to the south-east facing terrace for al fresco dining and relaxation. A pathway leads across a lawn to an alternative sitting spot under the shade of a pergola and to the timber outbuildings which are suitable for a variety of uses. Our client also rents an additional area of lawned space to the rear of the property from where there is direct access for woodland walks.

Location

The Droves occupies a tranquil position in Chase Crescent, on the fringes of the hamlet of Woodcutts. Local amenities are available at nearby Sixpenny Handley, including a convenience store, a primary school, a village hall, a Drs, a microbrewery and a parish church.

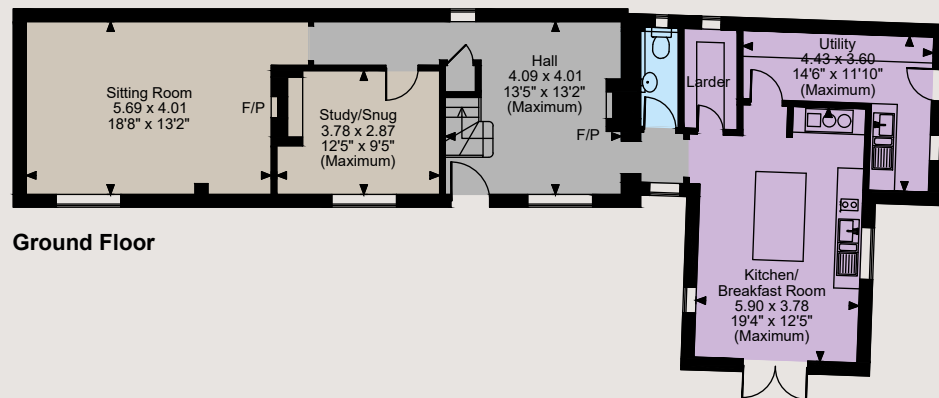
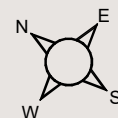
Blandford and Shaftesbury offer numerous retail, educational and leisure oportunities, while Salisbury also enjoys a wide range of shopping, recreational and cultural facilities including restaurants, the Salisbury Playhouse theatre and two multi-screen cinemas.

In addition to train services from Tisbury station, Salisbury offers a direct rail service to London Waterloo, whilst road-users have good access to the A354 and the A303 which links to the major road network. Well-regarded schooling in the vicinity includes Salisbury Cathedral School, South Wilts Grammar School, Bishop Wordsworth's School, Godolphin, Bryanston, Sandroyd and Forres Sandle Manor Schools.

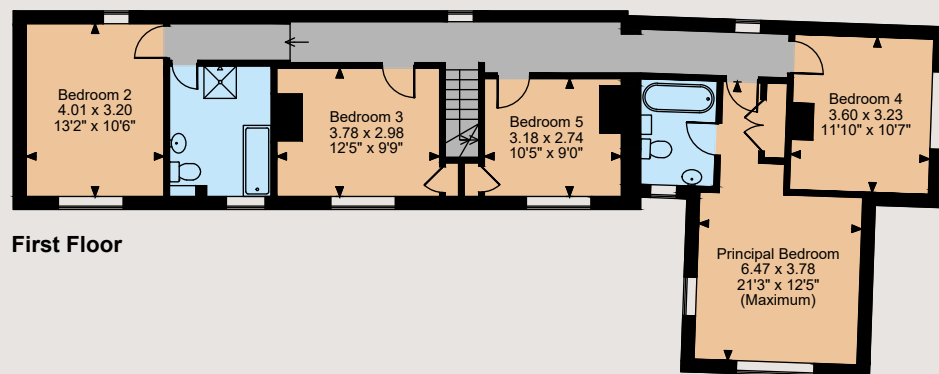




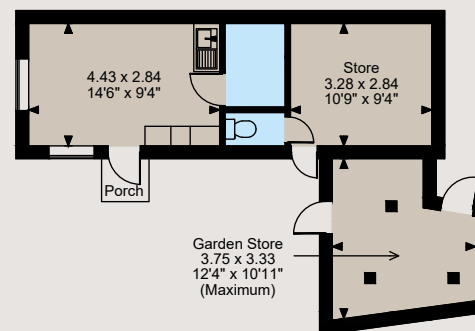
Floorplans
House internal area 2,071 sq ft (192 sq m)
Outbuilding internal area 403 sq ft (37 sq m)
For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Salisbury, join the A354 towards Blandford Forum. At the roundabout, take the 3rd exit signposted Sixpenny Handley. Follow the B3081 through the village, passing the church and primary school and after a short distance take the right turn signed-posted to Chase Crescent. The property will be found on the right.

General

Local Authority: Dorset Council

Services: Mains electricity and water. Oil fired central heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band F

Tenure: Freehold **Guide Price:** £900,000

Salisbury

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